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March 19, 2009

Judiciary Committee
Room 2C, Legislative Office Building
Hartford, CT 06106

Re: Testimony - H.B. 1119

Dear Committee Members:

I am the owner of a Community Association Management (CAM) company in business since 1985. My firm manages a number of large community associations in the greater Danbury, CT area with 786 unit owners. I have corporate experience as a General Manager at Dictaphone Corporation, Marketing Manager at Remington Rand Corporation and in Consulting Services at Xerox Corporation. I founded Innings Corporation, a telecommunication company, and was a principal in Mellin Chemicals Inc. I have an AA degree in Accounting, BA degree in Economics, MS in Education and completed all the course work for an EdD in Education.

I am also a home owner in the only "common interest" PUD (planned urban development) in Redding, CT and own a second home in a Connecticut shore line community association. I am also the Chairperson of the Manager's Council of the Connecticut Chapter of the Community Association Institute. The Manager's Council is a forum to represent the professional interests of Connecticut community association managers (CAMs) through services, information, and professional development opportunities.

The General Assembly SHOULD NOT adopt the provisions of Raised Bill No. 1119 that establish an office of a condominium ombudsman because these provisions are unfair and imbalanced, and will result in unnecessary costs incurred by both unit owners living in common interest communities and the State of Connecticut.

The General Assembly SHOULD adopt the remaining portions of Raised Bill No. 1119 because they will (1) eliminate cumbersome and expensive procedures that many associations must currently follow in order for them to take advantage of certain powers and flexibilities granted by the Common Interest Ownership Act, (2) clarify the kinds of records that associations must keep, and the ability of the unit owners to examine those records, and (3) empower the animal control officer to enter onto the common elements of the community to impound animals that are not under the control of their owners.

If I can be of any further assistance to the Committee, please feel free to contact me.

Respectfully Submitted,

Richard E. Mellin